

**BELMONT MIDDLE and HIGH SCHOOL BUILDING COMMITTEE**  
**FINAL MEETING MINUTES**  
**Thursday, January 21, 2021**  
**Virtual Zoom Meeting**  
**8:00 AM**

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: February 11, 2021  
TIME: 9:09 AM

**Meeting #113**

*Committee Members Virtually Attending:*

Chair Lovallo; Members, Tom Caputo, Mike McAllister, Ellen Schreiber, Emma Thurston, Joel Mooney, Jon Marshall, Kate Bowen, Jamie Shea, John Phelan, Chris Messer, Pat Bruschi, Diane Miller, Joe DeStefano, Jay Marcotte

*From Daedalus:* Tom Gatzunis, Sandra Saccone, Tony DelGreco, Donald White

*From Perkins+Will:* Brooke Trivas, Vital Albuquerque, Brian Spangler, Christina Strid, Jennifer Miller, Evan Wang

*From Skanska:* Mike Loring

*From BALA:* KJ Caddle, Ed Dolan

*Members Absent:* Bob McLaughlin, Patrice Garvin

**I. Call to Order**

The meeting was called to order at 8:00 a.m. by Chair Lovallo. He explained the remote meeting protocol, e.g., state your name before speaking, mute computers, and he explained how the Committee will vote, etc. Meeting materials will be posted on the BMHSBC website, shortly after the meeting. He also advised residents that they can click into the meeting during resident comment time by pressing #9.

Chair Lovallo took attendance via roll call, reviewed the agenda (noting that there is an additional meeting scheduled for Thursday, February 4 to review the scope of technology); he then turned to the first item on the agenda.

**II. Next Building Committee Meetings**

Thursday	Feb. 4, 2021	at 8:00 a.m.	Virtual	[114]
Thursday	Feb. 11, 2021	at 8:00 a.m.	Virtual	[115]

**III. Minutes of Previous Meetings**

*Ms. Bruschi moved:* To approve the Minutes of 1/14/21.  
The motion passed unanimously, by those present at the meeting.

**IV. FF&E Finishes**

FINAL

Ms. Trivas noted that there are several milestones to review: the mini FF&E fair, moving forward with “finishes”, balancing the budget, working closely with WB Mason, and a brief scheduling overview. Ms. Miller noted that there are boxes in the trailer with finishes that can be seen and touched. She then reviewed the color concepts for the middle and high school. Photos were shown of color accents on walls, various furniture pieces (desks, chairs, tables, stools), color accents on the furniture, furniture functionality, and staff furniture. She discussed powder coating, who will be doing it, what color, and on which furniture pieces. The Committee briefly discussed the advantages and disadvantages of powder coating. Mr. Messer expressed concern about the durability factor of powder coating (will the metal get chipped over time?) It was noted that the neutral colors might be best.

Ms. Miller then reviewed accent walls, furniture in the maker space areas, color and furniture in the art rooms, the dining café finishes and furniture, pleather colors, and tile accent colors. Mr. Messer noted that the materials should be PVC free. Ms. Miller described various furniture materials and the stacking capability of tables and chairs (integrated magnetic bench seating).

Committee members asked questions about the flexibility of the furniture, the ease with which older people can get in and out of the stools, durability of the tables/chairs, and storage for extra chairs. Ms. Schreiber raised a specific concern about the comfort of the stools for community events that last a few hours (for adults in the evening). Ms. Trivas explained that there are a variety of seating options proposed in the cafeteria that include stools, benches, counter chairs, and regular chairs. These can be moved in different configurations depending on the event. Issues relating to cleaning, storage, and maintenance of the cafeteria furniture was explored.

Next up, Ms. Miller reviewed the furniture and fabric materials used in the “media centers” and innovation/breakout spaces at both the high and middle school. Furniture, accents, carpeting and colors were discussed for the Administrative Offices, the conference rooms, etc. Ms. Miller briefly reviewed the schedule of procurement and installation for Phase 1.

## **V. Approval of FF&E Finishes**

*Ms. Brusch moved:* To approve the FF&E presentation today, as amended, and with refinements as they evolve, for immediate procurement.

Ms. Lisa Pargoli, TMM Pct. 4, requested more transparency on the process and that cost comparisons be done for the furniture. It seems like these selections are more “nice to have” and not “need to have”. She added that they seem “over the top” and people are hurting, with no relief in sight. Chair Lovallo responded that this process has been extremely transparent, it is on budget, it has all been vetted thoroughly for weeks and months and years. The Committee, he said, has worked hard to be careful and conscientious with regard to this project, for over the past five years.

Regarding furniture, Chair Lovallo explained that the selections are made based on functionality, durability, flexibility, and aesthetics – and all based on a “need to have” versus a “nice to have” approach. Existing High School furniture has been carefully inventoried by the School Department. Such furniture that still has useful life in the District will be repurposed, some in this school and some in others schools. Even so, much of the furniture has passed its useful life, and will be disposed of.

The motion passed unanimously, by those present at the meeting.

## **VI. Mini Furniture Fair Discussion**

FINAL

(Discussed above.)

## **VII. Update FF&E Bid Scope**

(Discussed above.)

## **VIII. Approval FF&E Bid Scope**

No motion was taken.

## **IX. FF&E Schedule Update**

(Discussed above.)

## **X. Update and Discussion on Indoor Air Quality Strategies**

Chair Lovallo noted that more information had been requested of the Air Quality Team. He reviewed the questions/concerns that the Committee raised at a meeting in December. Mr. Albuquerque reviewed the topics that were previously discussed, e.g., HVAC design, system types, control strategies, and the energy model study. Mr. Caddle discussed the air purifier and bipolar ionization comparisons. He explained what might be required for maintenance and fees as well as longevity and overall quality. He discussed the effectiveness with regard to the transmission of viruses, mold reduction, and air change rate calculations.

Mr. Albuquerque then directed the Committee to review the “strategies summary sheet” with regard to air purifier and bipolar ionization comparisons.

Ms. Bowen provided an overview of the materials she sent to Chair Lovallo. She provided the ASHRAE position and CDC guidance on bipolar ionization, summarizing that there is very little independent technical data on bipolar ionization. The School Committee reviewed mitigation strategies outlined by the Chan School’s guidance, including HEPA air-purifier technology – and decided to proceed with air purifiers for the district. This technology is effective in classroom and office settings, and smaller decentralized units are more effective in moving air in the classrooms than one larger unit.

The Committee discussed next steps. Chair Lovallo stated that the Building Committee will be delivering a building that meets all state and municipal codes for building occupancy in September 2021. Lacking any clear directive from the School Committee or School Department regarding what is expected in this new building (beyond building code compliance), he suggested that it would not be appropriate for the Building Committee to make further assumptions on what should be done, especially given the high price tag for such changes. Further, any decision for air purifiers or bipolar ionization can be implemented later in the schedule – or even after the building is completed and turned over – without significant cost difference: both solutions are not changing the design of the building or systems. He recommended that no action be taken at this time regarding a decision to move forward with additional costs.

The Committee asked questions about process and School Committee engagement. Mr. Phelan and Ms. Bowen indicated that they could bring this conversation back to School Committee. Ms. Bowen said that she would coordinate a School Committee discussion with Chair Lovallo.

FINAL

## **XI. Approval of Indoor Air Quality Strategies**

No motion was taken.

## **XII. Comments from Belmont Residents**

There were no resident comments.

## **XIII. New Business/Other**

None.

## **XIV. Related Meeting Documents**

1. FF&E Presentation
2. Indoor Air Quality Improvement Study

## **XV. Adjournment**

The meeting ended at 10:20 a.m. by Ms. Brusch.

Respectfully submitted by:

Lisa Gibalerio

Approved:	<u><i>Christopher R. Messer</i></u>	<u>2/10/2021</u>
	Chris Messer, Secretary	Date